

IN RE: PETITION FOR ZONING VARIANCE
N/S Old Court Road, 401.7' E of
the c/l of Towne Center Place
(16 Old Court Road)
3rd Election District
2nd Councilmanic District
The Associated Jewish Community
Federation of Baltimore, Inc. -
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 92-386-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a petition for Zoning Variance in which the petitioner requests relief from Sections 232.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 0 feet in lieu of the minimum required 10 feet for an entrance canopy; from Section 232.B.2 of the B.C.Z.R. to permit a rear yard setback of 19 feet in lieu of the required 25 feet for a stair tower, and a rear yard setback of 6 feet in lieu of the required 25 feet for a freestanding chiller unit and transformer unit; and from Section 409.6.A.1 of the B.C.Z.R. to permit 54 parking spaces in lieu of that required, all as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Deborah Silverman, appeared, testified and was represented by Howard L. Alderman, Jr., Esquire. Also appearing on behalf of the Petition were Ellen M. Brodie; Ken Gelula; Andrew A. Guljas with Cochran, Stephenson & Donkervoet; Judith M. Rabb, Engineer with Rosenfelt & Woolfolk; and Glenn Cook, Traffic Expert. There were no Protestants.

At the onset of the hearing, Mr. Alderman, Attorney for the Petitioners, made a motion to amend the Petition for Zoning Variance. He indicated that in discussing this project with the various Baltimore County agencies, some changes needed to be made to the Petition. Inasmuch as

the modifications to the variances being requested were a direct result of requests made by Baltimore County, Mr. Alderman's motion to amend the Petition was granted. Therefore, the new variances being requested are: From Sections 232.1 and 301.1 of the B.C.Z.R. to permit a street centerline setback of 19.32 feet in lieu of the required 36.25 feet for an entrance canopy; from Section 232.B.2 of the B.C.Z.R. to permit a rear yard setback of 19 feet in lieu of the required 25 feet for a stair tower; from Section 232.B.2 of the B.C.Z.R. to permit a rear yard setback of 6 feet in lieu of the required 25 feet for a freestanding chiller unit and a freestanding transformer unit; from Section 409.6.A.1 of the B.C.Z.R. to permit 54 parking spaces in lieu of the required 58 spaces; and from Section 232.1 of the B.C.Z.R. to permit a building to street centerline setback of 36.56 feet in lieu of the required 40 feet.

Testimony indicated that the subject property, known as 16 Old Court Road, consists of 1.2074 acres, zoned B.L.-C.T., and is improved with a one-story concrete and stone dwelling. Petitioners are desirous of developing the property with a seven-story elderly housing facility in accordance with Petitioner's Exhibit 1. Testimony indicated that due to the narrowness of the lot and site program requirements for elderly housing, the relief requested is necessary. The proffered testimony indicated that when the Petitioners originally submitted their plans, the Office of Planning and Zoning recommended changes requiring additional variances from street centerline setback requirements in accordance with that depicted on Petitioner's Exhibit 3. Testimony indicated that this project has received CRG approval and that strict compliance with the zoning regulations would create practical difficulty and unreasonable hardship for the Petitioners. Further testimony indicated that an elderly housing facility

is a much needed use in this particular area and that there will be no density increase as a result of the granting of the relief requested. Testimony indicated that the property is surrounded on three sides with commercial uses and that the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use

of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16th day of June, 1992 that the amended Petition for Zoning Variance requesting relief from Sections 232.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a street centerline setback of 19.32 feet in lieu of the minimum required 36.25 feet for an entrance canopy and a building to street centerline setback of 36.56 feet in lieu of the minimum required 40 feet; from Section 232.B.2 of the B.C.Z.R. to permit a rear yard setback of 19 feet in lieu of the required 25 feet for a stair tower, and a rear yard setback of 6 feet in lieu of the required 25 feet for a freestanding chiller unit and transformer unit; and from Section 409.6.A.1 of the B.C.Z.R. to permit 54 parking spaces in lieu of that required, in accordance with Petitioner's Exhibits 1 and 3, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 6/16/92
By TMK

ORDER RECEIVED FOR FILING

Date 6/16/92
By TMK

ORDER RECEIVED FOR FILING

Date 6/16/92
By TMK

ORDER RECEIVED FOR FILING

Date 6/16/92
By TMK

Suite 113, Confluence
400 Washington Avenue
Towson, MD 21204

(410) 887-1386

June 10, 1992

Howard L. Alderman, Jr., Esquire
Levin & Gann
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
N/S Old Court Road, 401.7' E of the c/l of Towne Center Place
(16 Old Court Road)
3rd Election District - 2nd Councilmanic District
The Assoc. Jewish Comm. Federation of Baltimore, Inc. - Petitioner
Case No. 92-386-A

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Kaceliffe at 887-3391.

Very truly yours,

Timothy M. Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 232.1 and Sec. 301.1 of the BCZR to permit a 0 ft. front yard setback for an entrance canopy. Variance from Sec. 232B.2 of the BCZR to permit a 19 ft. rear yard setback for a stair tower. Variance from Sec. 232B.2 of the BCZR to permit a 6 ft. rear yard setback for a freestanding chiller unit and a freestanding transformer unit. Variance from Sec. 409.6.A.1 of the BCZR to permit 54 parking spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Strict compliance with the regulations would result in practical difficulty and unreasonable hardship due to the narrowness of the property and site program requirements for elderly housing. The parking variance is also requested because reduced parking demand is anticipated for the proposed elderly housing use, and for such other reason as will be presented at the hearing on this matter.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s) THE ASSOCIATED Jewish Community Federation of Baltimore, Inc.
(Type or Print Name)	(Type or Print Name)
Signature	Signature <u>Deborah Silverman</u>
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	101 W. Mt. Royal Avenue 727-4828
Levin & Gann	Address Phone No.
(Type or Print Name)	Baltimore, Maryland 21201
Signature	City and State
305 W. Chesapeake Avenue	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address	Rosenfelt & Woolfolk, Inc.
Towson, Maryland 21204	Name
City and State	10706 Reisterstown Road 356-4600
Attorney's Telephone No.: 321-0600	Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this day of 19..... that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the day of 19..... at o'clock M.

NO REVIEW

3/31/92 WCR

Zoning Commissioner of Baltimore County
ORDER RECEIVED FOR FILING
Date 6/16/92
By TMK

92-386-A

405

WEINBERG HOUSE
16 (OLD) OLD COURT ROAD

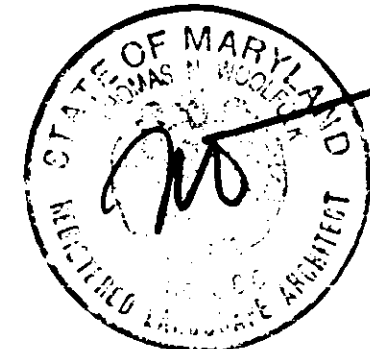
ZONING DESCRIPTION

Beginning at a point on the north side of (Old) Old Court Road which is of variable width (proposed to be 50 feet wide), at the distance of 401.7 feet, more or less, east of the centerline of the nearest improved intersecting street, Towne Center Place, which is 50 feet wide. Thence the following courses and distances:

S 85 degrees 09 minutes 21 seconds W 139.43 ft.;
S 04 degrees 50 minutes 39 seconds E 5.82 ft.;
S 84 degrees 55 minutes 22 seconds W 173.57 ft.;
N 04 degrees 45 minutes 22 seconds W 14.49 ft.;
S 84 degrees 32 minutes 05 seconds W 48.31 ft.;
N 51 degrees 50 minutes 56 seconds W 21.74 ft.;
N 08 degrees 13 minutes 57 seconds W 74.03 ft.;
thence by a curve to the left having a radius of 421.00 ft., and an arc length of 62.08 ft., thence
N 84 degrees 56 minutes 18 seconds E 250.35 ft.;
S 04 degrees 50 minutes 39 seconds E 36.11 ft.;
N 85 degrees 09 minutes 21 seconds E 139.96 ft.;
S 04 degrees 35 minutes 39 seconds E 122.49 ft.;

to the place of beginning; as shown on a plat prepared by Maiste & Watts, Inc., recorded among the Land Records of Baltimore County, in Liber S.M. 64, Folio 32 on March 17, 1992.

Being Lot No. 1, in the subdivision of 16 (Old) Old Court Road, containing 1.2074 Acres, more or less. Also known as 16 (Old) Old Court Road and located in the Third Election District.



F:\Jobs\275-299\282\282001.wpl

ROSENFELT & WOOLFOLK



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd Date of Posting June 10, 1992
Posted for variance
Petitioner: The Associated Jewish Community Federation of Baltimore, Inc.
Location of property: 16 Old Court Road, Towson, Maryland
Location of Sign: 16 Old Court Road, Towson, Maryland
Remarks: Property
Posted by Timothy M. Kotroco Date of return: July 1, 1992
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/23, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/23, 1992

THE JEFFERSONIAN,

S. Zeke Orlov
Publisher

\$ 47.22

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Ordinance of Baltimore County, will hold a public hearing on the property described herein in Room 116, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204, on May 18, 1992 at 2:00 p.m.
Variance to permit a two foot front yard setback for an entrance canopy; permit a 18 foot rear yard setback for a stair tower; to permit a 6 foot rear yard setback for a freestanding chiller unit and a freestanding transformer unit; and to permit 54 parking spaces.
LAWRENCE E. SCHMIDT
Zoning Commissioner of Baltimore County
NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR PLEASE CALL 887-3391. 4/28/92

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: April 15, 1992
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for April 15, 1992
Item 405

The Developers Engineering Division has reviewed the subject zoning item. The covered entrance may not be within the County right-of-way.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:DAK

RECEIVED
APR 17 1992
ZONING OFFICE

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 11, 1992

Carole S. Gould, Esquire
Levin and Gann
305 West Chesapeake Avenue
Towson, MD 21204

RE: Preliminary Petition Review
Item #405
Legal Owner: THE ASSOCIATED:
Jewish Community Federation
of Baltimore, Inc.
16 (Old) Old Court Road
3rd Election District

Dear Ms. Gould:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a filing review by the staff. The petition was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed the following unaddressed zoning issues and incomplete required information. All revisions must be accompanied by a check made out to Baltimore County, Maryland for the \$100 revision fee.

ON THE PETITION FORM:

1. The signature of the individual signing for the owner is not accompanied by a printed (legible) name. The fact that this individual is authorized to sign for the owner must be clear.
2. The variances listed on the petition form should reference the actual required feet distances or number of parking spaces. The variance request for the canopy makes no reference to the street canopy distance to street centerline as referenced under Section 232.1.

Carole S. Gould, Esquire
May 11, 1992
Page 2

ON THE PLAN:

1. The front building orientation is not indicated. The Town Center Place right-of-way is not designated on the plan. The height tent detail cannot be confirmed as correct without this information. The height tent detail does not take the 19 foot stairwell setback into account, though the 72 foot height would seem to be within the permitted height tent.
2. Confirm if any assisted living or continuing care facilities are proposed.
3. The facing window distance required is 50 feet per Section 232.B.2 (B.C.Z.R.) and cannot be confirmed for compliance where the 18.17 feet distance between facing building walls is shown on the plan.
4. Plan note #18 should reference the sign limitations under Section 432.B.3 (B.C.Z.R.), which does not permit exterior announcements or other exterior evidence of accessory use.
5. Property uses and buildings within 200 feet of the site are not indicated. See petition checklist, page 6, #11.
6. The provided description and plan acreage figures do not match.

If you have any further questions regarding this petition or require further information, please do not hesitate to contact John Lewis at 887-3391.

Very truly yours,

WCR
W. Carl Richards, Jr.
Zoning Coordinator
By: John L. Lewis
Planner II

JLL:scj

cc: Rosenfelt & Woolfolk, Inc.

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature _____ Date 5/4/92

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
11	Heather Green Court		392 ✓	4-13-92
RP			No Comments	
7610	Bav Front Road		396 ✓	
(AT CBCA) DEPRM RP			No Comments	
7608	Bav Front Road		397 ✓	
RP			No Comments	
6207	Ethel Ave. (Inv Spring Terrace)		398 ✓	
RP			No Comments	
6210	Ethel Ave. (Inv Spring Terrace)		399 ✓	
RP			No Comments	
2819	Georgia Ave.		400 ✓	
RP			No Comments	
9945-96	York Road (W. Bell property?)		401 ✓	
RP			No Comments	
3301	Edwards Lane (Parkside Marina)		402 ✓	
DEPRM RP (AT CBCA)			No Comments	
818	Berryman Lane		403 ✓	
RP			No Comments	
Lot 102,	Meadowcroft		404 ✓	
RP			No Comments	
16 (old)	Old Court Road (Weinberg House (recent CRG))		405 ✓	
RP			No Comments	
207	St. Marys Road		406 ✓	
DEPRM RP (AT CBCA)			No Comments	

ROSENFELT & WOOLFOLK, INC.
10706 Reisterstown Road
Owings Mills, MD 21117

(301) 356-4800

TO: Baltimore County Zoning Office
111 W. Chesapeake Ave.
Towson, Md. 21204

LETTER OF TRANSMITTAL
405 92-386-A

DATE 3/31/92 2:02/001
ATTENTION Mr. Henry
SUBJECT Weinberg House

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via the following items:
☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☒ Miscellaneous

COPIES	DATE	NO.	DESCRIPTION
3			Zoning Petitions
3			Scaled Description
1			200' Scale Zoning Map
12			Zoning Plat
1			Checked for Filing Fee

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☒ For Filing ☐ PRINTS RETURNED AFTER LOAN TO US
☐ FOR BIDS DUE _____ 19 _____

REMARKS

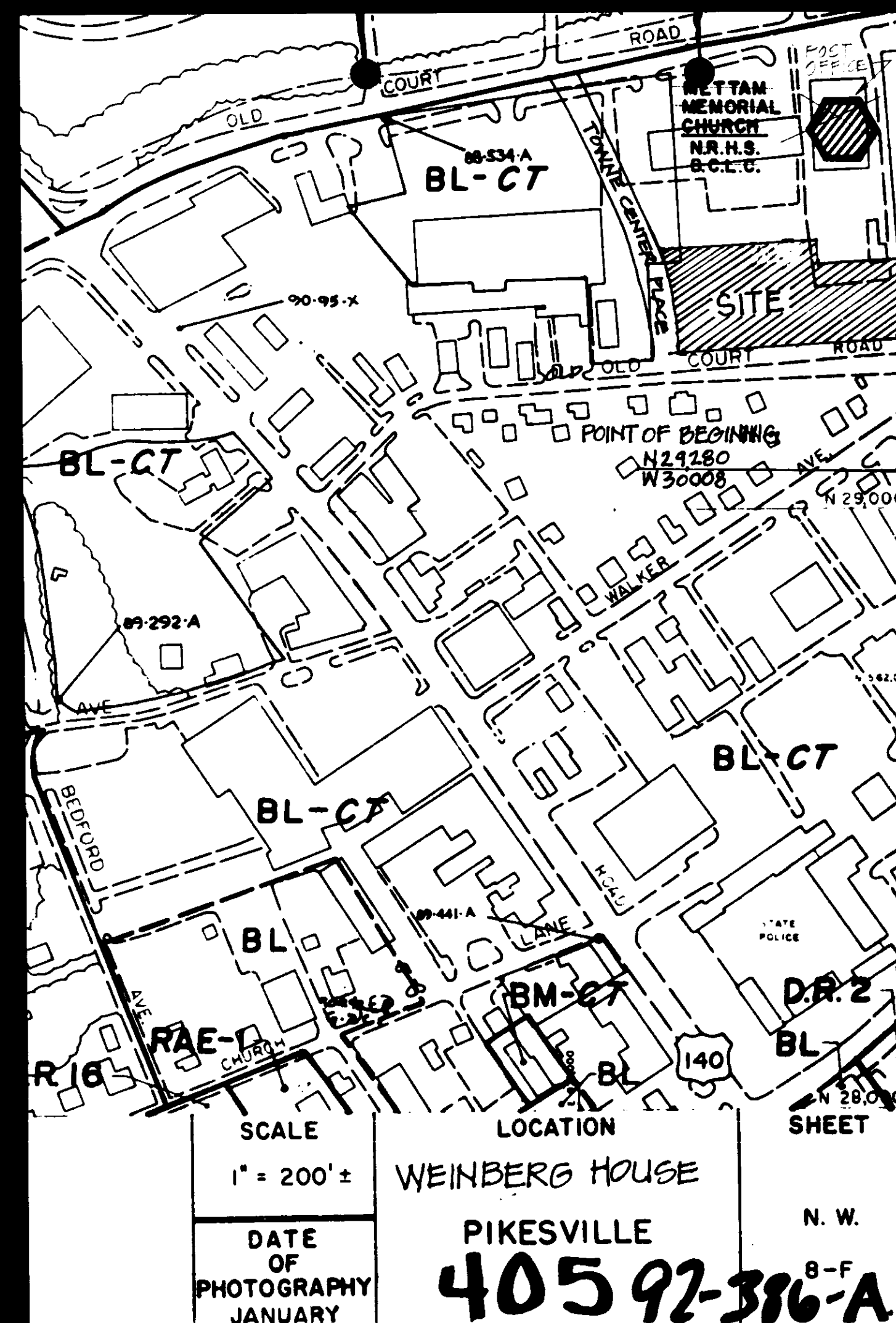
COPY TO: File, CHAZ, CG & D

SIGNED: Judith Rabb

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
ANDREW A. GULJAS	925 N. CHARLES ST. BALTO.
Judith M. Rabb	10706 Reisterstown Rd. Bloungs Md 11115
ELLEN M. BRODE	5721 PARK HEIGHTS AVE. 21215
KEN GELULA	5721 PARK HEIGHTS AVE. 21215 BALTO
DEBORAH SILVERMAN	101 W. MT. LEBANON AVE BALTO 21201



COUNTY REVIEW GROUP MEETING SUMMARY

Thursday, January 13, 1992

WEINBERG HOUSE

District 3 C2

COUNTY REVIEW GROUP - THOSE PRESENT

Jose H. Escalante, Chairman- Dept. of Public Works
Joe Maranto, Co-Chairman - Office of Current Planning

AGENCY REPRESENTATIVES

Larry Pilson - DEPRM
Ranee Famili - Traffic Engineering
Dennis Kennedy - Developers Engineering Division
Terry Hunderhan - Community Development
Robert Wood - DEPRM/Storm Water Management

DEVELOPER AND/OR REPRESENTATIVES

Robert Rosenfelt - Rosenfelt & Woolfolk, Inc.
Kenneth Gelula - Comp. Housing Assist./Assoc.
Judith Raab - Jewish Community Fed.
Andrew A. Guljas - Rosenfelt & Woolfolk
Cochran, Stephenson & Donkervoet

INTERESTED CITIZENS

None Present

Mr. Escalante, Chairman, opened the meeting at 2:35 p.m., introduced the staff, and explained the purpose of the meeting. Messrs. Rosenfelt and Gelula presented the plan.

Mr. Maranto summarized the staff comments submitted from Fire Department, Developers Engineering Division, Storm Water Management, Department of Environmental Protection and Resource Management (DEPRM), Office of Planning and Zoning, Bureau of Traffic Engineering, Bureau of Sanitation, Bureau of Land Acquisition. These comments have been made a part of this summary, and a copy was also given to the developer and developer's engineer.

Staff comments to be addressed and reviewed:

Developers Engineering Division - Towne Center Place to be ultimately improved as a 40-foot street section on a 50-foot right-of-way. Offsite right-of-way needed to accomplish proposed grading and eliminate existing reversible slope easement. (Old) Old Court Road to be improved as a 40-foot street section on a 50-foot right-of-way. Developer is to prepare right-of-way and improve roadway with curb and gutter and at least 28-5 pavement at development side. The existing roadway and storm drains in

(Old) Old Court Road are inadequate to carry the 100-year storm from this site. The 2-, 10-, and 100-year management must be addressed on site. The developer is to arrange for fire flow test for site.

Review: Towne Center Place and (Old) Old Court Road will be improved as required.

Storm Water Management - Peak quantity management for 2-, 10-, and 100-year storm is required as well as water quality measures for the first 1/2 inch of runoff from all impervious areas.

Review: Peak quantity runoff management for 2-, 10-, and 100-years to be provided as well as water quality as required.

Traffic Engineering - Proposed variance for parking will not be recommended at future zoning hearing.

Planning - Final Landscape Plan must be reviewed and approved prior to issuance of grading or building permits.

Review: Developer's engineer will submit a schematic landscape plan and final landscape plan is required.

Zoning - Parking variance is required to permit 39 spaces against 58 needed. Correct Amenity Open Space totals and show calculations.

Review: Developer will request for a variance and will correct these totals and calculations.

Sanitation - Show refuse collection for site.

Review: Refuse collection will be shown with the required screening.

CONCLUSION: The plan was approved, the appeal process was explained, and the meeting was adjourned at 3:00 p.m.

PETITIONER'S EXHIBIT 3

Requested Variances:

Variance from Sec. 232.1 and Sec. 301.1 of the BCZR to permit a 19.32 ft. setback from street centerline in lieu of 36.25 ft. for an entrance canopy.

Variance from Sec. 232B.2 of the BCZR to permit a 19 ft. rear yard setback in lieu of 25 ft. for a stair tower.

Variance from Sec. 232B.2 of the BCZR to permit a 6 ft. rear yard setback in lieu of 25 ft. for a freestanding chiller unit and a freestanding transformer unit.

Variance from Sec. 409.6.A.1 of the BCZR to permit 54 parking spaces in lieu of 58 spaces.

Variance from Sec. 232.1 of the BCZR to permit a 36.56 ft. building setback from street centerline in lieu of 40 ft.

PARKING CALCULATIONS FOR WEINBERG HOUSE

- 116 Elderly Housing Units

Parking Spaces Required

.5 Spaces/Unit = 58 Spaces

Parking Spaces Provided

54 Spaces = .466 Spaces/Unit

Parking Spaces Needed ^{1/}

.375 Spaces/Unit = 44 Spaces

PETITIONER'S EXHIBIT 4

^{1/} Maximum number of occupied spaces based on studies conducted by The Traffic Group, Inc.

(misc/exhibit)

Notes:

1 Applicant: CHAI, Inc.
Owner: THE ASSOCIATED Jewish Community Federation of Baltimore
5721 Park Heights Avenue
Baltimore, Maryland 21215
Phone: 410-486-1960

2 Deed Reference: 6073488, 6942/584
Tax Account No: 03-02070470, 03-20030921
03-20030920, 03-20030900

3 Council District No. 2
Election District No. 3
Census Tract 4034.01
Watershed 23 Subwatershed 58

4 Site is zoned BLCT
Site Acreage: 52,594 sq. ft. (1.2074 AC)
Maximum Permitted F.A.R.: 5.5
Maximum Permitted Floor Area: 289,267 Sq. Ft.
Proposed Floor Area: 97,140 Sq. Ft.
Proposed F.A.R.: 1.85

5 Proposed Use: Class A Elderly Housing (116 Apartments)

Class A Elderly Housing is restricted to person 60 years of age or older or to couples where either the husband or wife is 60 years of age or older, and to any person, regardless of age who has a physical or developmental disability. Class A Housing for the Elderly is constructed under the applicable provision of a Federal of State housing or tax act.

6 Required Parking: 1 space/2 units = 58 spaces
Proposed Parking: 54 spaces, including 3 handicapped

7 Requested Variances
Variance from Sec. 232.1 and Sec. 301.1 of the BCZR to permit a 19.32 ft. setback from street centerline in lieu of 36.25 ft. for an entrance canopy.
Variance from Sec. 232B.2 of the BCZR to permit a 19 ft. rear yard setback in lieu of 25 ft. for a star tower.
Variance from Sec. 232B.2 of the BCZR to permit a 6 ft. rear yard setback in lieu of 25 ft. for a freestanding chiller unit and a freestanding transformer unit.
Variance from Sec. 409.6 A.1 of the BCZR to permit 54 parking spaces in lieu of 58 spaces.
Variance from Sec. 232.1 of the BCZR to permit a 36.56 ft. building setback from street centerline in lieu of 40 ft.

8 ADTS: Retirement Community: 3.3 ADT/unit = 383 Trips/Day

9 There are no known wells or septic systems on this property.

10 2 to and 100 year stormwater management will be provided in an underground storage facility beneath the parking lot, as indicated on the Plan, per calculations submitted to Baltimore County DEPRM.

11 There are no Wetlands, Critical Areas, Historic Buildings, Archeological Sites, Endangered Species Habitat or Hazardous Materials on this site.

12 Maximum Permitted Building Height: 91 ft. at the setback line along Towne Center Place, 97.5 ft. at the setback line along Old (Old) Court Road, 187.5 ft. at all other setback lines, 142.5 ft. along the proposed setback for the star tower.
Proposed Building Height: 72 feet

13 On-site lighting shall be arranged and shielded to confine all direct light rays entirely within the boundary line of the site and to prevent reflected light rays from shining or glaring onto any portion of an adjacent motorway or into the path of oncoming vehicles.

14 Existing topography and property line information shown hereon was taken from a survey by Meitz & Watts, dated 7/22/91.

15 Amenity Open Space: 13,800 sq. ft.
Gross floor Area: 97,140 sq. ft.
Amenity Open Space Ratio: 14 %

16 A.O.S. Area 1 - 1600 SF
Area 2 - 1170 SF
Area 3 - 1770 SF
Area 4 - 1785 SF
Area 5 - 5780 SF
Area 6 - 1200 SF
Area 7 - 285 SF
Total - 13,800 SF

17 Section 303.2, BCZR does not apply to this site per discussion with Baltimore County Zoning Office, as the adjoining building does not front on Old Old Court Road.

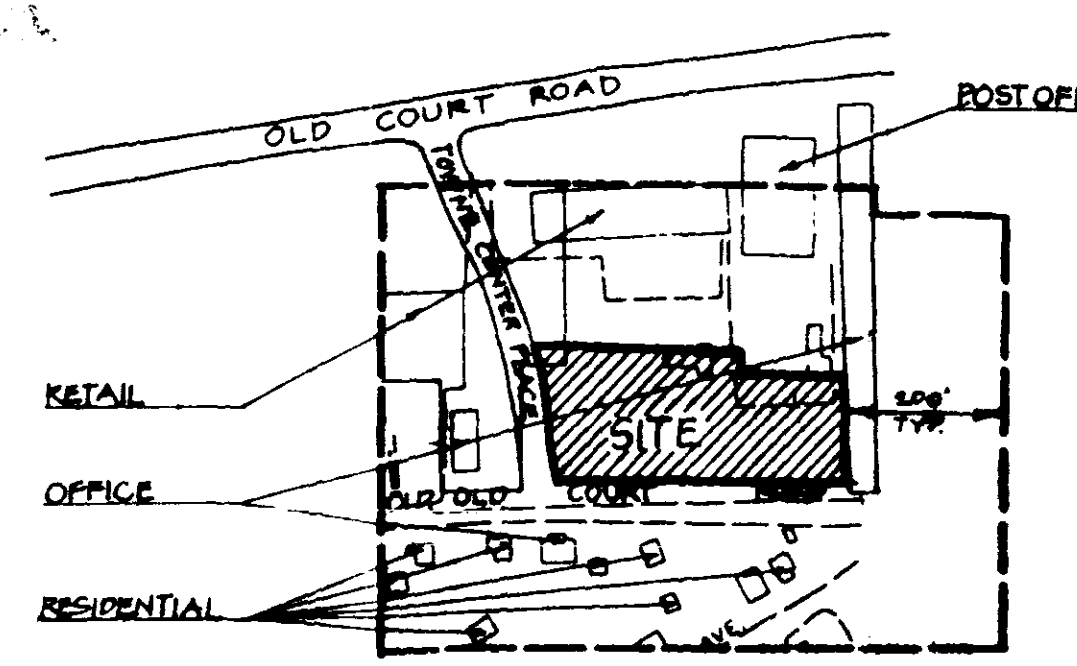
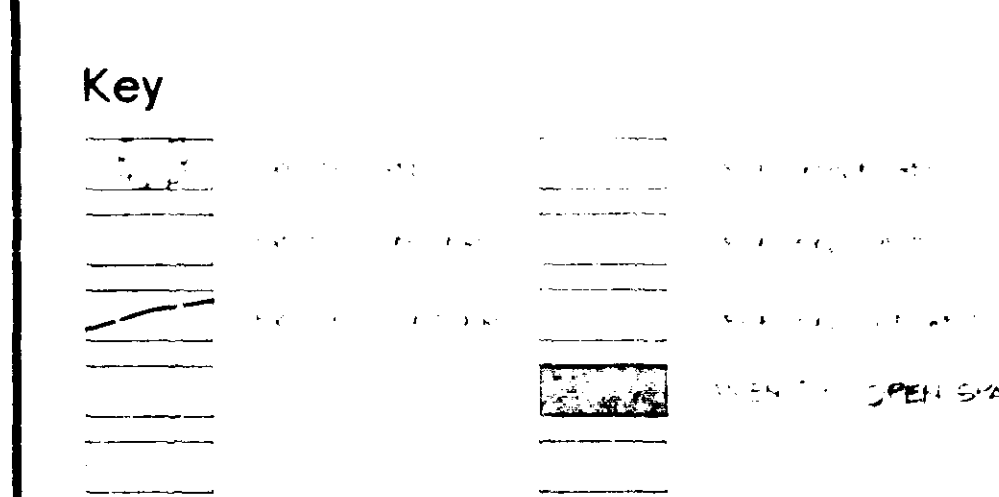
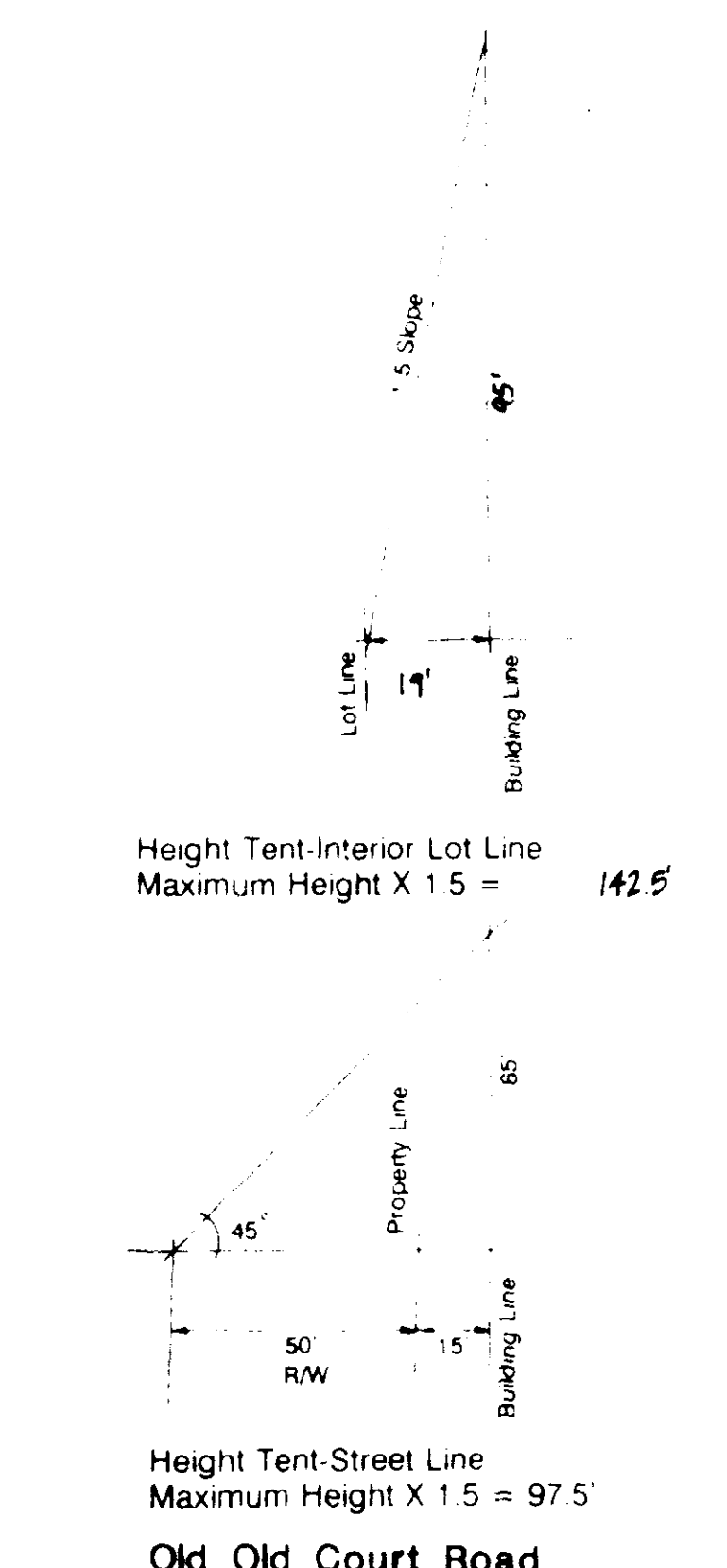
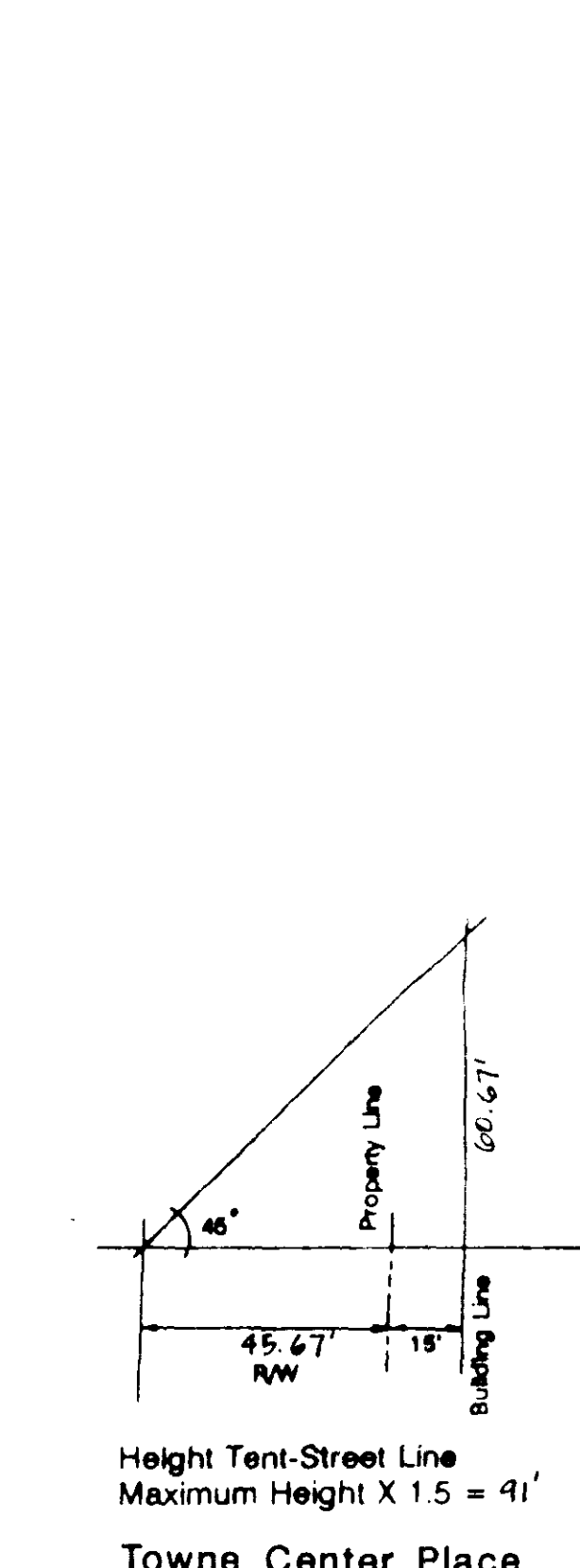
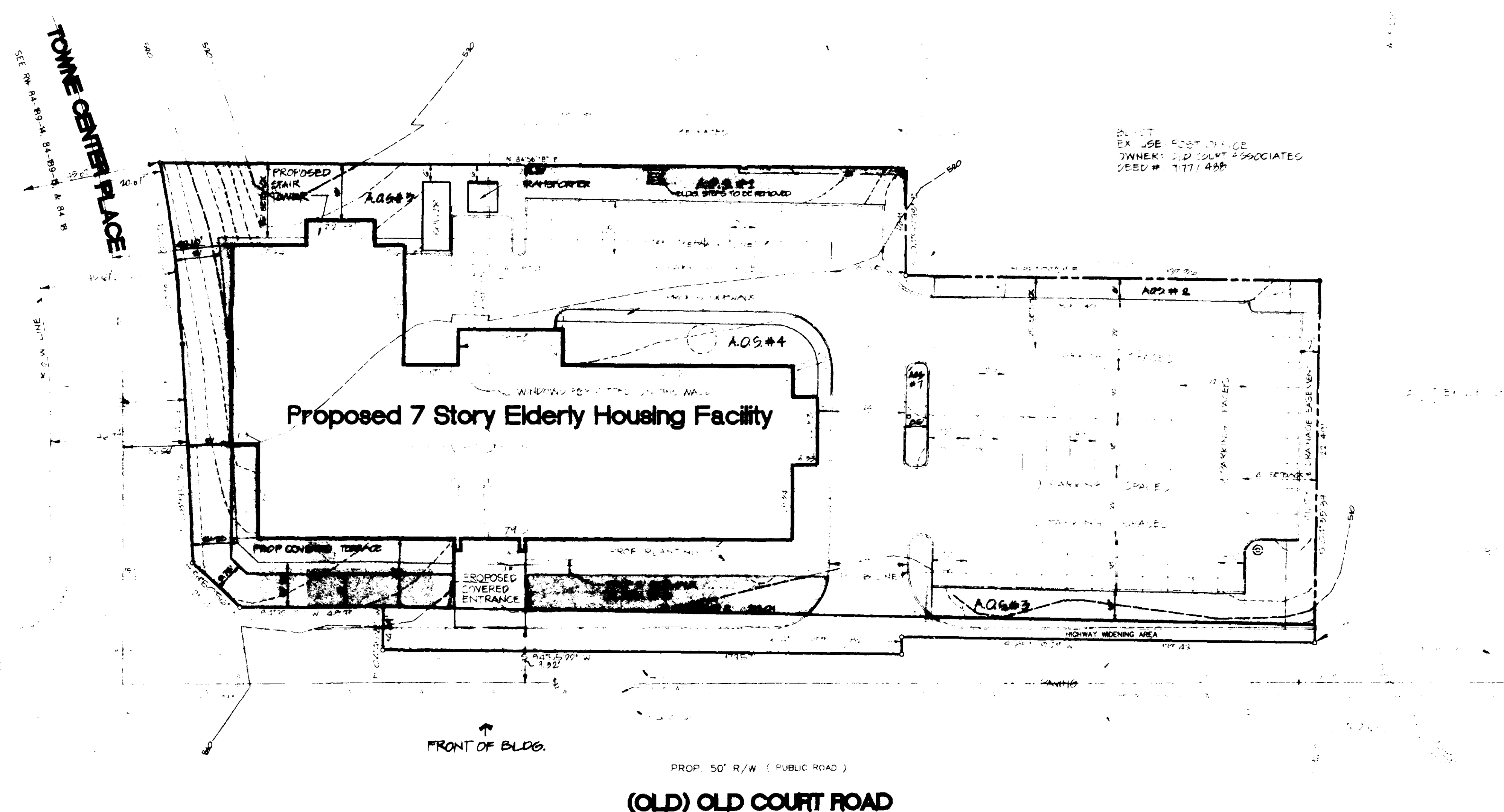
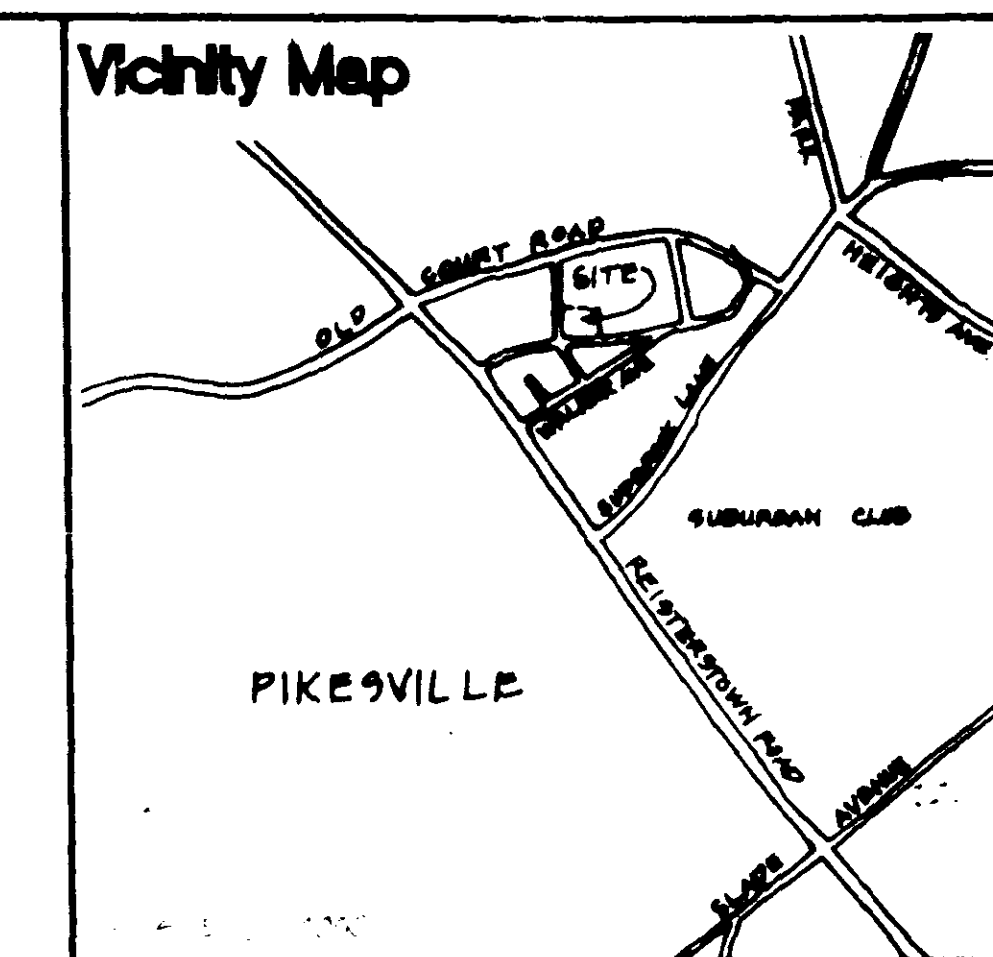
18 The following accessory uses are proposed as permitted in D.R. Zones per BCZR Sec. 431.2 (B) and BL Zones per BCZR, Sec. 230: Common Dining Facilities, Personal and Recreational Services, Signs, subject to the provisions of BCZR Section 413.

There shall be no exterior announcement or other exterior evidence of accessory use.

19 Zoning History
Case No. 69-16-RX: On 7/18/86, a Zoning Reclassification was granted from R-10 to R-A and a Special Exception was granted for Office and Office building upon redevelopment of this property the owners will abandon any remaining rights to use this Special Exception.
Case No. 79-149-X: On 1/11/79 a Special Exception was granted for office use in a D.R.-16 Zone. The Special Exception has not been used to date and has therefore expired.

20 No assisted living or continuing care facilities are proposed.

Vicinity Map



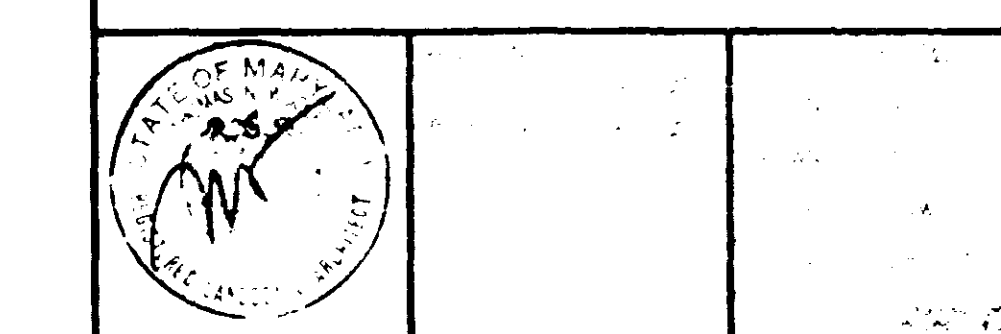
(OLD) OLD COURT ROAD

PETITIONER'S EXHIBIT 1

Plan To Accompany Zoning Petition

WEINBERG HOUSE

100% OWNED BY CHAI, INC.
BALTIMORE, MARYLAND



Rosenfeld & Woolfolk
CIVIL ENGINEERS & LANDSCAPE ARCHITECTS

ZON - 1